

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, February 26, 2014 630 Garden Street: David Gebhard Public Meeting Room 11:00 A.M.

Consent Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. **Applicants are advised to** approximate when their item is to be heard and should **arrive 15 minutes prior to the item being announced**. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 P.M. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC.

NEW ITEM

A. 1220 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-181-020 Application Number: MST2014-00056 Owner: City of Santa Barbara

Applicant: Teri Green

(Proposal to replace all 13 existing light poles and fixtures (several are double-headed) in City Parking Lot #5 with new poles and LED fixtures. The new fixtures will be connected to existing circuits and the existing pole bases will be modified to accept the new poles.)

REVIEW AFTER FINAL

B. 128 E CAÑÓN PERDIDO ST

C-2 Zone

Assessor's Parcel Number: 031-011-004 Application Number: MST2003-00243 Owner: Pueblo Viejo Properties, Ltd.

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Rex Ruskauff

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval was granted to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications have been approved to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

(Review After Final of changes to previously-approved plans including the revision of a CMU and plaster wall to a wood grape stake fence, and the enclosure of the mailbox units in plaster with a 2-piece tile build-out.)

FINAL REVIEW

C. 514 STATE ST

Assessor's Parcel Number: 037-173-037 Application Number: MST2013-00431

Owner: Greg Newman

Architect: AB Design Studio, Inc.

Business Name: Sandbar

(Proposal for minor exterior alterations to replace three pair of existing patio entry doors with Lani system accordion-style doors. Also proposed is to permit as-built heaters and umbrellas in the front dining patio. This application addresses violations called out in enforcement case ENF2013-00134.)

(Final Approval is requested of more complete structural plans and architectural details per HLC motion on November 6, 2013.)

FINAL REVIEW

D. 9 W HALEY ST C-M Zone

Assessor's Parcel Number: 037-211-005 Application Number: MST2014-00049

Owner: Donald L. Torgeson Credit Shelter

Architect: Cearnal Andrulaitis LLP

(Proposal to stripe a new parking lot on an approximately 8,800 square foot paved vacant lot. There will be 27 parking spaces which will include one ADA accessible space. Landscape planters are also proposed. This parcel is in the 20% parking Zone of Benefit.)

(Final approval of the project is requested.)

FINAL REVIEW

E. 1318 MORRISON AVE

Assessor's Parcel Number: 029-091-021 Application Number: MST2013-00138

Owner: Christian Hill & Hope Firestone

Architect: Bryan Pollard, AIA

(This is a revised project description: Proposal to construct a 137 square foot first floor addition and 358 square foot second story addition to an existing 1,030 square foot one-story residence on a 4,500 square foot parcel in the Lower Riviera Special Design District. The amount of floor area in the existing 395 square foot detached one-car garage with shop space will remain unchanged and a new garage door and window replacements are proposed. Six cubic yards of grading excavation is proposed. A zoning modification has been granted for alterations to openings within the interior setback. The guideline floor-to-lot-area ratio (FAR) will be 0.43 or 83% of the maximum FAR. This structure is on the City's List of Potential Historic Resources.)

(Final Approval of the project is requested. Requires compliance with Staff Hearing Officer Resolution No. 074-13. Project was last reviewed on January 15, 2014.)

REVIEW AFTER FINAL

F. 1017 & 1017-A STATE ST C-2 Zone

Assessor's Parcel Number: 039-281-018 & 039-281-019

Application Number: MST2013-00390 Owner: GOM Properties, LLC Architect: Cearnal Andrulaitis LLP

(This is a second revision to the project description. This project involves one building spanning two separate parcels: 039-281-018 and -019. Proposal for front elevation changes to relocate store entry doors which will result in a 136 square foot addition. New doors, windows, and tile base are proposed on the front elevation and door and window changes are proposed on the rear elevation.)

(Review After Final of change to add 136 square feet of new non-residential floor area. This addition had originally been approved but then the project was revised to add no new floor area. The project is now being revised again to add the square footage originally proposed and approved.)